

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LEWIS COUNTY, WASHINGTON**

**NOTICE OF PUBLIC HEARING TO CONSIDER
AMENDMENTS TO LCC TITLES 16 AND 17 TO CLARIFY
AND STREAMLINE THE PERMITTING STANDARDS FOR
VARIOUS LAND USES**

) **RESOLUTION NO. 16-** 141
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WHEREAS, the existing Lewis County Code (LCC) contains several duplicative and/or unorganized permit processing provisions; and

WHEREAS, this multitude of different provisions, as well as the unclear placement of the standards within the code, makes the administration of the code difficult for staff and confusing for applicants; and

WHEREAS, changes to the code will help eliminate duplicative and unorganized permit processing provisions; and

WHEREAS, the Lewis County Planning Commission (PC) held several workshops, as well as a public hearing to considered testimony on said amendments and transmitted a recommendation to the Board of County Commissioners (BOCC); and

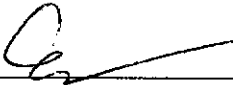
WHEREAS, publication of notice and a hearing before the BOCC is required to take public testimony and formal action on the amendments;

NOW THEREFORE BE IT RESOLVED that the Clerk of the BOCC is hereby instructed to proceed with all appropriate and necessary notifications, posting and publication as required by law.

BE IT FURTHER RESOLVED that a hearing is hereby scheduled for June 6, 2016 to take public testimony or written comment on the adoption of Ordinance 1269 amending LCC Titles 16 and 17.

PASSED IN REGULAR SESSION THIS 16 DAY OF MAY, 2016.

APPROVED AS TO FORM:
Jonathan Meyer, Prosecuting Attorney

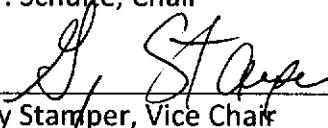
By:  Eric Eisenberg, Deputy Prosecuting Attorney

ATTEST:

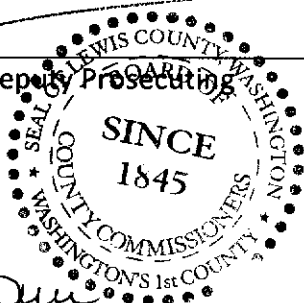

Karri Muir, CMC, Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON


P.W. Schulte, Chair


Gary Stamper, Vice Chair


Edna J. Fund, Commissioner



NOTICE OF PUBLIC HEARING BEFORE THE LEWIS COUNTY BOARD OF COUNTY COMMISSIONERS AND INTENT TO ADOPT PROPOSED AMENDMENTS TO LEWIS COUNTY CODE TITLES 16 AND 17 ADMINISTRATIVE CODE

NOTICE IS HEREBY GIVEN that the LEWIS COUNTY BOCC will hold a public hearing to receive public testimony on proposed changes to Lewis County Code (LCC) Titles 16 and 17. The hearing will be on June 6, 2016 at the Lewis County Courthouse, commencing at or after 10:00 a.m.

At the hearing members of the public will be invited to speak and/or provide written statements regarding the proposed Ordinance 1269. After the public testimony of the hearing has ended, the Commissioners will deliberate and consider the proposed Ordinance 1269 along with public testimony. The proposed Ordinance 1269 may then be adopted with or without modifications.

The hearing will address amendments to LCC Titles 16 and 17 that were recommended by the Planning Commission. The proposed changes are intended to streamline the processes for permit review, and to consolidate the different methods of processing applications to improve clarity and the ease of understanding of the code.

All persons wishing to be heard on this matter are encouraged to attend. Written comments may be submitted in advance of the hearing by mail or at the hearing by delivery in person. Please deliver copies of all written comments to the Clerk of the Lewis County Board of County Commissioners at 351 NW North St., Chehalis, WA 98532.

The draft ordinance is available on line at the Lewis County website at: <http://lewiscountywa.gov/planning-division>. Hard copies are available to review at the Lewis County Community Development Department at 2025 NE Kresky Ave., Chehalis WA; at the Timberland Regional libraries located in Chehalis, Centralia, Salkum, Randle, Packwood, and Winlock; as well as at the Lewis County Senior Centers in Morton, Toledo, Twin Cities (Chehalis), Packwood, and Winlock in accordance with Lewis County Code Chapter 17.12.

For questions concerning the above, please contact Fred Evander, Senior Long Range Planner at 360.740.1389.

To sign up for Community Development email announcements, please visit:
<http://lewiscountywa.gov/communitydevelopment/receive-email-announcements>

This meeting site is barrier free.

People needing special accommodations should contact the Commissioner's Office 72 hours in advance of the meeting at 360.740.1120.

PUBLISH: On May 18, 2016 in the East County Journal and May 19, 2016 in the Chronicle.
/Karri Muir

STAFF REPORT

POTENTIAL REVISIONS TO LCC TITLES 16 AND 17

Date: May 4, 2016
To: Lewis County Board of County Commissioners (BOCC)
From: Fred Evander, Senior Long Range Planner
RE: **PUBLIC HEARING: POTENTIAL REVISIONS TO LCC TITLES 16 AND 17**

The purpose of this staff report is to introduce potential revisions to Titles 16 and 17 of the Lewis County Code for a potential public hearing on June 6, 2016. These changes are proposed to be made to accommodate changes to LCC Chapter 17.05 that are meant to simplify the permit review process in Lewis County.

BACKGROUND

The existing Lewis County Code contains several duplicative and/or unorganized permit processing provisions. As written, the existing code contains:

- At least eight different ways to process a permit.
- At least eight different methods to provide notice for an application.
- At least twelve sections that explain the different application requirements for certain types of permits.
- At least seventeen sections that deal with the methods to appeal a permit.

This multitude of different provisions, as well as the unclear placement of the provisions within the code, makes the administration of the code difficult for staff and confusing for applicants.

PROPOSED CHANGES TO CODE

The draft revisions are meant to streamline the processes for permit review, and consolidate the different methods of processing applications to promote improved clarity and understanding of the code.

The proposed code revisions would address the majority of permit review processes in Chapter 17.05, and remove all similar or duplicative review processes that are scattered elsewhere throughout Titles 16 and 17.

Sections that would be placed in the new Chapter 17.05, and removed from the remainder of Titles 16 and 17, include:

- The different types of permit application.
- The required contents of an application.
- Requirements regarding how project review should occur.
- Specific requirements for sending out notice for applications.
- Standards for how public hearings are handled.
- Standards about the timing and duration of decisions.
- Standards about how to appeal land use decisions.

POTENTIAL REVISIONS TO LCC TITLES 16 AND 17

The proposed changes to Titles 16 and 17 would also:

- Add clarity to the various master plan review processes to better match the code to the requirements of the Growth Management Act.
- Collect the various resource land notifications in one location (see draft Section 17.30.370).
- Combine all airport overlay zones into one chapter (see Chapter 17.80).
- Group the special use provisions in one area (see Chapter 17.158).
- Combine the administrative approval sections (see Chapter 17.160).
- Consolidate the variance provisions in one chapter (see Chapter 17.162)

All told, the changes would drastically simplify the code, remove all or most of the duplicative provisions that are found within the regulations, and make the requirements easier for staff and applicants to use.

REVIEW

The Planning Commission conducted a Public Hearing to receive public testimony about the code changes on April 26, 2016. Prior to that public hearing, public comment about the proposed changes focused primarily on better articulating the County's timeframes for permit review. Staff drafted Section 17.05.125 to address these comments. No additional public comments were received during the PC public hearing.

A 60-Day Notice of Intent to Adopt Amendments was sent to the Washington State Department of Commerce on March 25, 2016. As of the date of this report, staff have received no comments from state agencies about the proposal.

No State Environmental Policy Act (SEPA) determination has been made on the proposed code changes at this time. A SEPA determination on the proposed draft will be made prior to the Lewis County Board of County Commissioners Public Hearing.

RECOMMENDATION

Staff recommends that the BOCC schedule a public hearing on June 6, 2016 to consider the proposed amendments to LCC Titles 16 and 17.

LETTER OF TRANSMITTAL

To: Lewis County Board of County Commissioners
From: Lewis County Planning Commission
Date: April 26, 2016
Subject: Transmittal to the BOCC: Findings and Conclusions regarding Draft Revisions to LCC Titles 16 and 17

Dear Commissioners:

The purpose of this report is to transmit proposed changes to Titles 16 and 17 of the Lewis County Code (LCC) to the Lewis County Board of County Commissioners (BOCC). These proposed changes are intended to streamline the processes for permit review, and to consolidate the different methods of processing applications to improve clarity and the ease of understanding the code.

General findings of fact:

1. The existing Lewis County Code (LCC) contains several duplicative and/or unorganized permit processing provisions.
2. This multitude of different provisions, as well as the unclear placement of the standards within the code, makes the administration of the code difficult for staff and confusing for applicants.
3. The draft revisions to the LCC are meant to streamline the processes for permit review, and consolidate the different methods of processing applications to improve clarity and ease of understanding of the code.
4. The proposed code revisions would address the majority of permit review processes in Chapter 17.05, and would remove all similar or duplicative review processes that are scattered elsewhere throughout Titles 16 and 17.
5. To ensure the legitimacy of the proposal, the Planning Commission held several separate workshops on the suggested revisions.
6. The Lewis County Community Development Department submitted a notice of the proposed changes to the Washington State Department of Commerce on March 25, 2016.

7. The Planning Commission held a duly noticed Public Hearing on the proposed changes to LCC Titles 16 and 17 at their meeting of April 26, 2016.

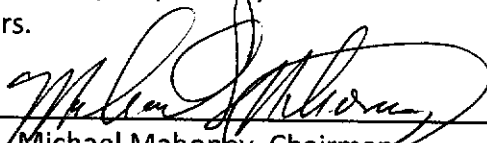
8. Following the Public Hearing, the Planning Commission deliberated the proposed revisions and voted to recommend that the BOCC approve of the proposal.

Conclusions

Based on the above findings and conclusions, the Planning Commission recommends that the Lewis County Board of County Commissioners consider amending LCC Titles 16 and 17 to streamline the processes for permit review.

Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit this to the Lewis County Board of County Commissioners.

Submitted by


Michael Mahoney, Chairman
Lewis County Planning Commission

Date

April 26, 2016